

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, May 23, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Brian Morales, Jim Peyton, Bill Sanders (arrived at 7:16 p.m.), Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Kevin Todd, Al Salzman, Tom Higgins, and Attorney Brian Zaiger.

Horkay stated he would like to see more verbiage added regarding his comments about lack of connectivity in the Viking Meadows Project, 0504-DP-15.

Smith moved to approve the **April 25, 2005** minutes as amended.

Peyton seconded and the motion passed 7-0-2 (Kelleher, Stevenson).

Todd reviewed the Public Hearing Rules and Procedures.

### **OLD BUSINESS**

**0411-ZOA-13**            **WC 16.04.030.** Review of proposed standards of New SF-A Zoning District

Higgins reported that the Standards Committee discussed the SF-A standards at great length. A stakeholders meeting will be held in the near future; therefore, the final recommendation from the Standards Committee, although available tonight, will not include the stakeholders meeting. Higgins reviewed points from Town Council, including density of 4 or 5 per acre and the square footage of units which was 1,500 in the original recommendation; the Town Council has requested 1,300.

Kelleher asked about building materials being governed by terms of the DPR whether that was single family or multi family.

Higgins stated this is under single family.

Thomas stated this has been in Council for a long time and that the developers met with the Subcommittee, and he doesn't understand why. Thomas further stated that there is no need to let the developers determine community standards, stating that a stakeholder is someone who has a financial interest; a developer will resell the property; taxpayers are stakeholders. Now what is being proposed is five units per acre which is the same as an MF-1. an apartment complex. Developers want to increase the height of the building; community needs to stand up and let the development community know that you should come to us rather than us come to you.

**MF-1 is six per acre; MF-2 is 10 per acre.**

4 per acre

Smith stated this is a very important product for us to work through and will fit in well as a tool to finish out areas around the township and thinks it very important to take the time to do it correctly.

Higgins stated again the Standards Committee would be meeting at 5:00 on Wednesday, May 25, 2005, and if there was anything the Plan Commission wanted them to discuss, he is open to that discussion.

Joe Plankis, Standards Committee member, stated that the Committee came up with a recommendation with what the zoning should be as an infill product. No one came forward; now they are all concerned. Plankis stated his goal on Wednesday during the meeting is to come up with a final recommendation on what this should be; one more time and this should be done; it has taken almost one year to put this to bed.

Spoljaric stated the stakeholders have had plenty of time to share their opinions.

Buchheit explained the process for clarification so as to relieve any frustration or misunderstanding.

**0504-DP-18 & 3500 SR 32.** Development Plan and Site Plan Review of Oak Manor North PUD, 45,170 square feet on 11.67 acres, zoned PUD, by Flynn & Zinkan & Barker Holdings, LLC.

Mr. Robert Barker represented Flynn & Zinkan, LLC and presented the details of the project.

Spoljaric stated she would have liked to see some kind of access off Grassy Branch Road.

Barker stated there was no plan to put an access point there at this point. However, just behind the out lots on the western perimeter, there is an access point there for future access when Westfield Lighting's property is developed.

Morales asked if the north/south access roads will have 3-way stops.

Barker stated they were not proposed to be at this time, but stated his commitment to put a stop sign there.

A Public Hearing opened at 7:50 p.m.

No one spoke, and the Public Hearing closed at 7:51 p.m.

Kelleher moved to approve 0504-DP-18 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Soil and Water Conservation District;
4. Recommended motion is per and reliant upon staff's recommendation in regard to the PUD ordinance as it may apply to this motion; and,
5. That these conditions be fulfilled prior to receiving a building permit.

Smith seconded, and the motion passed unanimously.

Sanders moved to approve 0504-SIT-10 with the following condition:

1. That the petitioner complies with any conditions as a part of 0504-DP-18.

Horkay seconded, and the motion passed unanimously.

**NEW BUSINESS:**

**0505-DP-20 & 0505-SIT-14**      **3663 East SR 32.** Development Plan and Site Plan Review of Sherwin Williams, 5,000 square feet on 1.09 acres, zoned PUD, by Flynn & Zinkan Realty.

Barker, representing Flynn & Zinkan Realty, presented details of this project.

Morales questioned the size of the parking spaces.

Todd stated in the PUD if the spaces are against a curb, 9' x 20', if not against a curb as in this case, 18'

A Public Hearing opened at 7:57 p.m.

No one spoke, and the Public Hearing closed at 7:58 p.m.

Smith moved to approve 0505-DP-20 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. Recommended motion is per and reliant upon staff's recommendation in regard to the PUD ordinance as it may apply to this motion; and,
5. That these conditions be fulfilled prior to receiving a building permit.

Spoljaric seconded, and the motion passed unanimously.

Sanders moved to approve 0505-SIT-14 with the following condition:

1. That the petitioner complies with any conditions as a part of 0505-DP-20.

Kelleher seconded, and the motion passed unanimously.

**0505-DP-23 & 0505-SIT-17**      **17913 County Line Road.** Development Plan and Site Plan Review of Countyline Pet Lodge, 9,184 square feet on 4 acres, zoned AG-SF1, by B & W Rental, LLC.

Mr. Bill Effinger, Effinger Construction, presented details of the project.

Kelleher questioned the lighting since staff report disclosed "no lighting."

Todd stated that the ordinance states if the lighting is under 100 watts, exempt from lighting standards.

Kelleher asked about the air handling system.

Effinger stated the furnace room would handle the air handling system for the office which would have 6" filter for dander and hair and a second system would also have the same filter and Heppa system.

Kelleher also asked about the septic system and where they are with that.

Effinger stated they had a major setback with a previous general contractor who had requested drawings be withdrawn. He has spoken with the supervisor in charge of plan approval and because they have a perimeter drain, which has to hook up to the Jacob Schumacher drain area, must show correct schematic on that area. Have gone back to the engineer for updated, corrected plans; then will go for approval on the septic system, which will include a 2,000 gallon holding tank.

Peyton asked about the floor plan on page 1 and where the stairway leads.

Effinger stated this leads to an upper area where the furnace system will be stored, but in the future could be for other storage or office expansion.

Peyton stated it might be wise to show an elevation of that on Drawing 7 if they are going to have an upstairs.

Sanders stated is should show a wall section all the way across.

Effinger agreed and will do this.

Spoljaric asked about exterior building materials.

Todd referred to the staff recommendation #6, Elevations, some of the wall elevations are supposed to be block outside finish. The petitioner has committed to the rear elevation being fully sided; however, there is concern about the other sides since they are part of the kennel runs and for health and cleaning reasons, that block material is easier to clean and a better material in this situation. Therefore, we need to seek a waiver of building materials tonight, or we can bring it back next month with a full report.

Effinger stated they will conform, but the biggest problem is the walls and floors in the kennel area must be sealed with a sealant.

Sanders asked if the color on the masonry would be consistent with the vinyl.

Effinger stated yes it would, white.

Thomas stated his concern where the drawings say "painted" but it needs to have a technical sealant name rather than "painted."

Effinger stated they would add the sealant name, product code number, and color and would also add chemical page as well.

A Public Hearing opened at 8:18 p.m.

No one spoke, and the Public Hearing closed at 8:19 p.m.

Todd asked for a recap on the building materials waiver.

After some discussion, it was decided the waiver would come before the Plan Commission at the June meeting as a Consent Agenda item.

Effinger asked if it was okay to bring the vinyl to the top of the four exterior doors on the back section.

The Commission approved this.

**Miscellaneous Items:**

Peyton asked that the record reflect the passing of Charles Stephen Riley and condolences be extended to his family.

Horkay announced the Comprehensive Plan Steering Committee will hold public forum meetings on June 14 and 15 at Oak Trace Elementary School.

Sanders reported on the Standards Committee reviewing the landscape ordinance and stated the Committee will be addressing building heights this year and maybe industrial and retail requirements.

Higgins also stated the Standards Committee may be reviewing the PUD process.

**Director's Report**

Buchheit stated there are two new planners on board; Al Salzman has returned and the other one starts June 13, Ann Cavaluzzi.

The meeting adjourned at 9:27 p.m.

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President

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Secretary